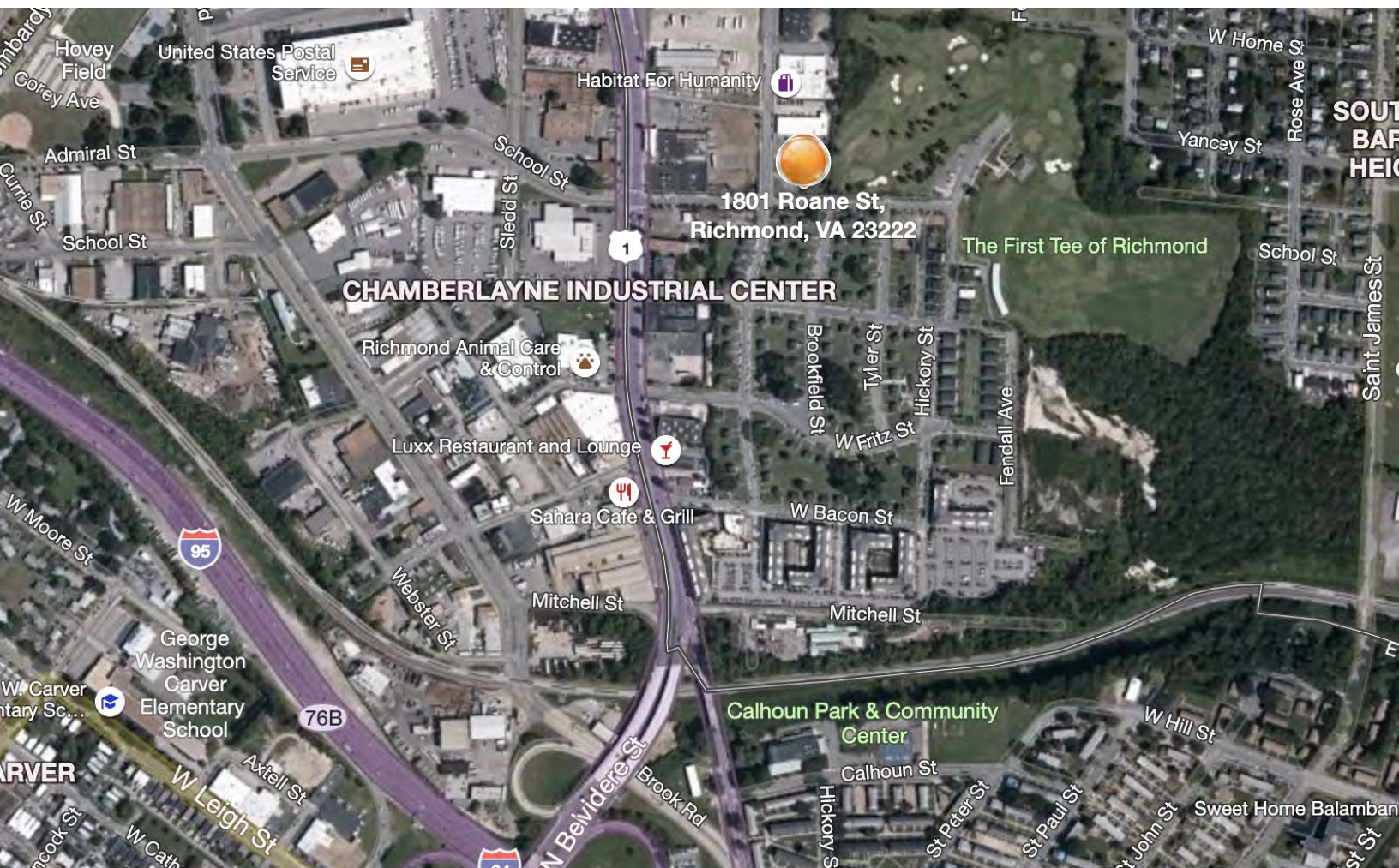


**FOR LEASE**



**KEY DETAILS**

- 11,123 SF FLEX SPACE
- 1.27 ACRE PROPERTY
- 14' - 16' CEILING HEIGHT
- EASY ACCESS TO I-95 AND I-64
- M-1 ZONING
- 4-5 LOADING DOCKS
- AMPLE PARKING/STORAGE



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**BUILDING OVERVIEW**

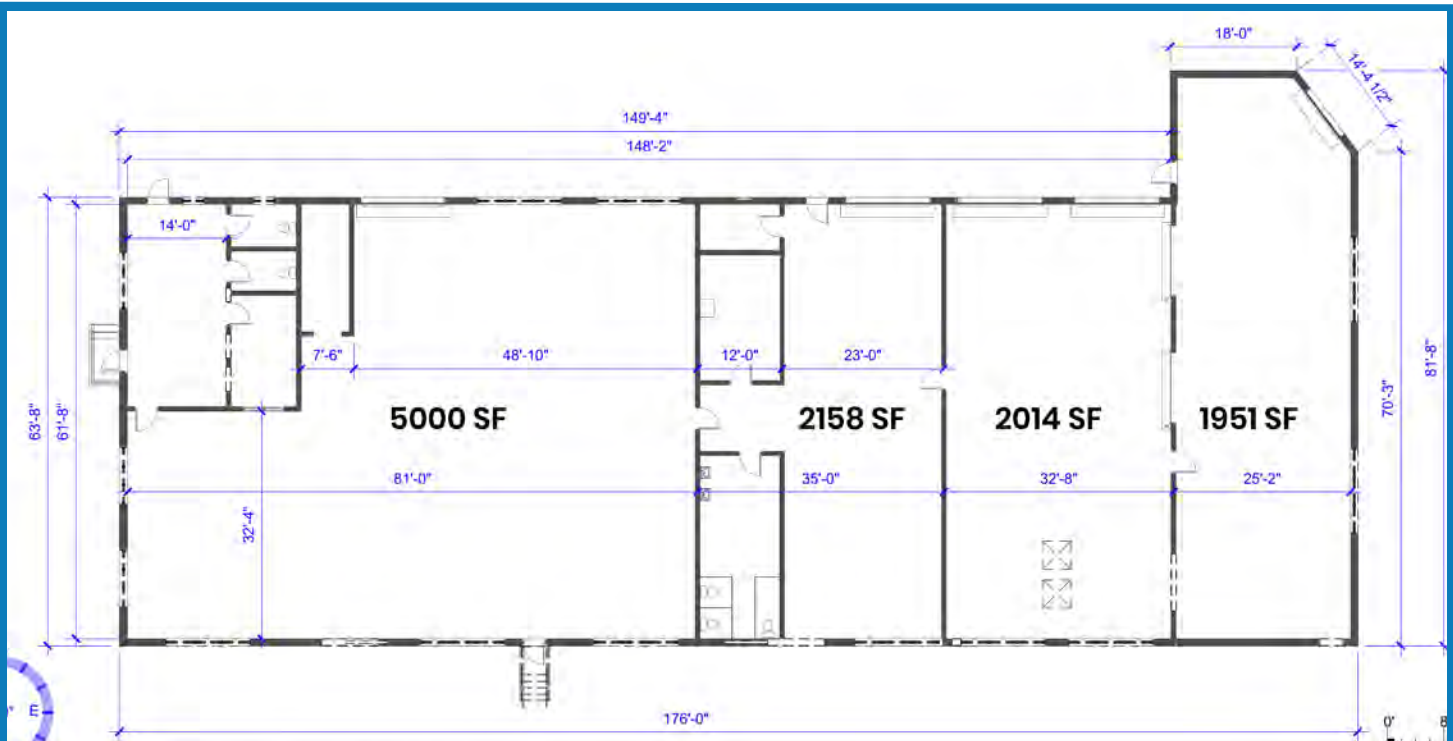
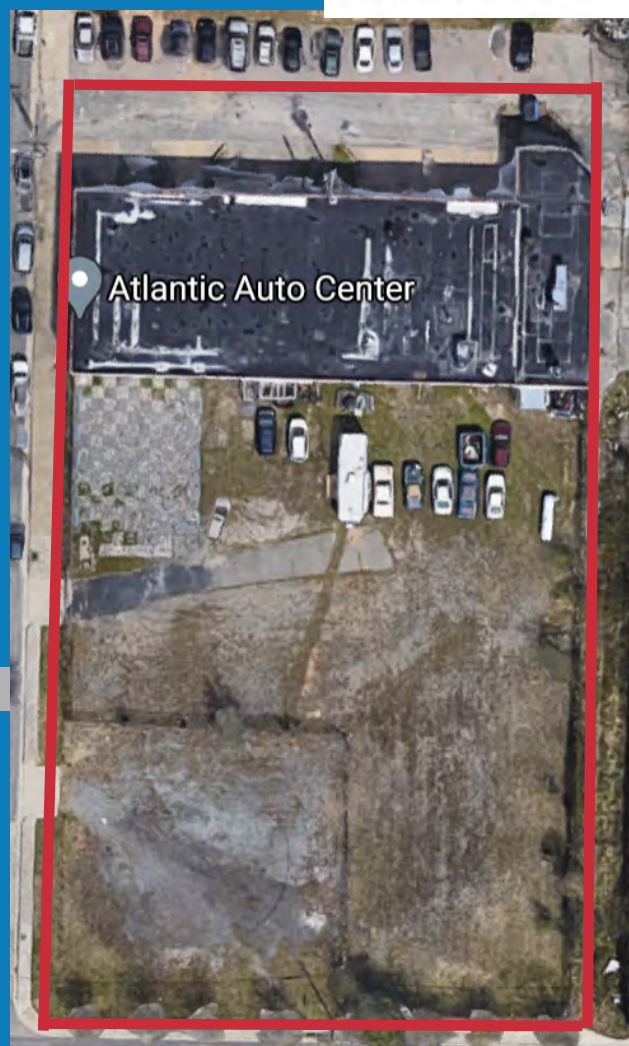
- BAY 1 - 5,000 SF W/OFFICE
- BAY 2 - 2,158 SF
- BAY 3 - 2,014 SF
- BAY 4 - 1,951 SF

**BUILDING SPECS**

- FORMER AUTOBODY SHOP
- 14' - 16' CEILING HEIGHTS
- 3-PHASE POWER 220 VOLTS

**SITE SPECS**

- 1 ACRE OF FENCED AREA
- 3 CURB CUT ACCESS POINTS



**1801-1809 ROANE STREET  
RICHMOND, VA 23222**

# PLANNED IMPROVEMENTS

**LEASE FOR**

**Eastern Exposure**



- NEW WINDOWS
- NEW LOADING DOCKS
- SEPARATELY DEMISED SUITES
- NEW SIGNAGE

**Western Exposure**



- LANDSCAPING
- FENCING AND GATED ACCESS
- PAINT INTERIOR AND EXTERIOR

# SAMPLE SITE PLAN

